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Planning Statement / Design and Access Statement

Revised to address validation comments

Project reference	1017
Council reference	260432
Proposal	Change of use and conversion to mixed Class E commercial and Class C1 guest accommodation
Site	58-66 Ocean Road, South Shields, NE33 2JD
Applicant	Dan Goggin
Application type	Full planning application
Document revision	Revision A - 13 July 2026

Purpose of this revision. This document supersedes the earlier statement wording that referred to “studios”, “guest rooms/studios” and “co-working”. It clarifies that the proposal is a single, managed Class C1 guest accommodation operation comprising 44 short-stay guest rooms, not self-contained Class C3 dwellings.

Prepared by True North Designs for planning submission purposes.

Document Control

Revision	Date	Prepared by	Status	Summary
A	13 July 2026	True North Designs	For resubmission / validation	Clarifies Class C1 use; replaces studio terminology with guest room; removes co-working terminology; defines guest refreshment/self-preparation facilities; records two ground-floor accessible guest rooms; identifies specialist reports required separately.

Documents to be Read Alongside this Statement

- Revised proposed floor plans and elevations prepared by True North Designs, with all accommodation labelled consistently as guest rooms.
- Flood Risk Assessment, to be prepared and submitted as a separate specialist document.
- Air Quality Assessment, to be prepared and submitted as a separate specialist document.
- Acoustic Assessment, to be prepared and submitted as a separate specialist document.
- Any revised internal visual material, which must show hotel-style guest refreshment facilities rather than full domestic kitchens.

Submitted Drawing References

- 1017 - 02-01-01 - Location Plan
- 1017 - 02-02-01 - Site Layout Plan
- 1017 - 02-03-01 - Existing Basement Plan
- 1017 - 02-03-02 - Existing Ground Floor Plan
- 1017 - 02-03-03 - Existing First Floor Plan
- 1017 - 02-03-04 - Existing Second Floor Plan
- 1017 - 02-03-05 - Proposed Basement Plan
- 1017 - 02-03-06 - Proposed Ground Floor Plan
- 1017 - 02-03-07 - Proposed First Floor Plan
- 1017 - 02-03-08 - Proposed Second Floor Plan
- 1017 - 02-03-09 - Proposed Third Floor Plan
- 1017 - 02-04-01 - Existing Elevations
- 1017 - 02-04-02 - Proposed Front Elevation
- 1017 - 02-04-03 - Proposed Rear Elevation
- 1017 - 02-04-04 - Proposed Side Elevation
- 1017 - 02-05-01 - Proposed 3D Visuals
- 1017 - 02-05-02 - Proposed Internal Visuals (revised, where submitted)

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1. Executive Summary and Response to Validation Comments

This revised Planning Statement and Design and Access Statement has been prepared in direct response to South Tyneside Council's invalid application letter dated 8 July 2026, reference 260432. The Council requested a Flood Risk Assessment, Air Quality Assessment and Acoustic Assessment and sought clarification of the intended use because the earlier plans and statement referred to "studios", included a "co-working" area and showed internal imagery resembling full domestic kitchens.

The application documents have therefore been revised so that the intended use is clear, consistent and capable of being controlled. The proposal is for a single, professionally managed Class C1 guest accommodation operation with retained Class E commercial floorspace. It is not a proposal for Class C3 residential development, self-contained flats, permanent studio apartments, student accommodation or an HMO.

Core use clarification. All 44 accommodation rooms are guest rooms forming part of one Class C1 premises. They will be booked for short stays, operated under common management and serviced through shared operational arrangements. No guest room will be sold, leased or occupied as an independent dwelling or as a person's sole or main residence.

The following revisions have been made:

- The word "studio" has been removed from the description of the proposed accommodation and from the revised floor plans.
- Every accommodation room is identified as a "Guest Room", with accessible rooms separately identified as "Accessible Guest Room".
- The previous "co-working" terminology has been removed. Any shared seating or desk space is ancillary guest lounge/reception-support space serving the Class C1 operation only.
- In-room facilities are defined as "Guest Refreshment / Self-Preparation Areas", limited to light refreshment and incidental short-stay guest use.
- The proposed facilities do not create independent residential units and do not amount to full domestic kitchens.
- Two ground-floor accessible guest rooms have been introduced, each with step-free access and an accessible en-suite shower room.
- The three specialist assessments requested by the Council are identified as separate validation documents and will be submitted independently.

These revisions remove the ambiguity identified by the Council and allow the application to be assessed on its actual merits as mixed Class E and Class C1 development.

2. Introduction

This statement supports the proposed conversion, refurbishment and external improvement of the existing commercial building at 58-66 Ocean Road, South Shields. The development would retain an active Class E commercial element at ground-floor level and introduce 44 short-stay Class C1 guest rooms, together with reception/self check-in space, guest lounge and support facilities, housekeeping and management accommodation, refuse storage and external alterations.

The proposal would bring a substantial closed and underused building back into productive use in a highly sustainable and visitor-focused location. Ocean Road is an established route between South Shields town centre and the Foreshore and contains a strong mix of restaurants, cafes, shops, leisure businesses and visitor activity. Guest accommodation is therefore complementary to the function of the street and would support overnight expenditure within the local economy.

The scheme also provides an opportunity to improve a prominent corner building whose appearance has been weakened by piecemeal alterations, inactive frontage, blocked openings, exposed services and a visually poor rear elevation.

3. Site and Existing Building

The application site comprises the former Workwear & Schoolwear Company premises at 58-66 Ocean Road. It occupies a prominent corner position close to Dale Street and Anderson Street and forms part of the mixed commercial and visitor corridor linking the town centre with the seafront.

The building has a strong underlying townscape form, including pitched roofs, prominent gables, an established upper-floor window rhythm and a clear commercial frontage to Ocean Road. These features give the property recognisable character and provide a suitable basis for refurbishment and reuse.

Its current condition and appearance are less successful. The ground-floor frontage is dated and visually cluttered; the side elevation contains a disused glazed stair structure; and the rear elevation includes bricked-up openings, security grilles, exposed pipework, air-conditioning equipment, inconsistent windows and other redundant fixtures. The property is therefore underperforming both economically and visually.



Existing rear and corner views showing the building's prominent form and the present piecemeal condition of the elevations.

4. Proposed Development

The proposal is described as follows:

Proposed development. Change of use and conversion of the existing commercial building from Class E commercial use to mixed Class E commercial and Class C1 guest accommodation, comprising 44 short-stay guest rooms, reception/self check-in and ancillary guest facilities, together with external alterations including new glazing, render, aluminium panelling, revised rear dormers, privacy screening and associated works.

The principal components are:

- Retention of active Class E commercial floorspace at ground-floor level.
- A clear guest entrance and reception/self check-in point.
- Forty-four guest rooms under one management and booking operation.
- Two ground-floor accessible guest rooms with accessible en-suite shower rooms.
- Ancillary guest lounge, housekeeping, linen, maintenance and management facilities.
- Guest refreshment/self-preparation areas within rooms, expressly ancillary to the Class C1 use.
- Removal of the redundant glazed side stair/enclosure.
- New and rationalised glazing, render and aluminium panel zones.
- A revised rear dormer and window arrangement.
- Vertical screening/louvres to selected rear windows to protect neighbouring privacy.
- Dedicated internal refuse storage and controlled servicing arrangements.

The overall footprint and scale of the existing building are largely retained. The proposal is therefore an efficient reuse of previously developed urban land and existing building fabric rather than a major new-build intervention.

5. Definitive Clarification of the Class C1 Use

5.1 Nature of the proposed use

The proposed use falls within Class C1: hotel, boarding or guest-house accommodation where no significant element of care is provided. The accommodation will operate as one guest premises under common ownership or operational control. Guests will book rooms for temporary stays and will not acquire any residential tenancy, long lease, separate legal interest or right to occupy a room as an independent home.

The building will function operationally in the same manner as modern guest accommodation: centralised booking, controlled check-in, secure access, regular housekeeping, linen changes, maintenance, refuse management and a single management contact. The use is visitor accommodation even where self check-in technology is used; the absence of a permanently staffed front desk does not convert the rooms into dwellings.

5.2 Why the proposal does not create Class C3 dwellings

The scheme does not provide the planning or operational characteristics of independent residential units. In particular:

- The rooms are not described, numbered, marketed or configured as flats or studio apartments.
- No room has a separate external entrance or independent address.
- No room will be separately sold, leased, mortgaged or registered as an individual property.
- No room will have a separate utility account, council tax account, refuse contract or private post box.

- No guest will occupy a room as their sole or main residence.
- The accommodation will be booked by the night or for other temporary guest stays through one operator.
- Housekeeping, linen, maintenance, security, guest conduct and waste will be managed collectively.
- There is no private residential amenity space or domestic curtilage allocated to individual rooms.
- The retained commercial and guest accommodation elements remain part of one mixed-use building rather than a collection of independent homes.

The use and physical layout therefore remain materially distinct from the previously refused residential/student scheme.

5.3 Terminology across the revised application

To ensure that the intended use is read consistently, the revised application adopts the following terminology:

Earlier / ambiguous wording	Revised wording	Meaning
Studio / guest room-studio	Guest Room	Short-stay room within a single Class C1 guest accommodation operation.
Accessible studio	Accessible Guest Room	Ground-floor guest room with step-free approach and accessible en-suite.
Kitchen / kitchenette	Guest Refreshment / Self-Preparation Area	Limited ancillary facility for light refreshments; not a domestic kitchen.
Co-working space	Guest Lounge / Reception Support Area	Ancillary shared area for guests, comparable with a hotel lounge; no separate office use.

5.4 Management safeguards

The applicant accepts that the C1 nature of the development can be reinforced through a proportionate planning condition requiring the accommodation to remain in single management, preventing use as a sole or main residence and requiring a guest register to be retained. Suggested wording is included at Appendix B.

6. Guest Refreshment / Self-Preparation Areas

Plan note for each guest room. This area is provided within the guest room as an ancillary guest facility for short-term Class C1 guest accommodation use only. It is intended for light guest refreshment and limited self-preparation only and does not form part of any independent residential unit or self-contained dwelling.

The refreshment areas are intended to provide a level of convenience commonly found in modern guest accommodation, particularly for guests staying for more than one night, families, business visitors and guests with dietary or accessibility needs. Their purpose is not to support permanent domestic occupation.

To maintain this distinction, facilities should be limited to hotel-style items such as a compact sink and worktop, kettle, small refrigerator and microwave or equivalent light-refreshment appliance. The proposal does not include a hob, oven, full cooker, washing machine, tumble dryer, dishwasher, full domestic kitchen, separate kitchen room or facilities intended for routine household living.

Any revised internal imagery should therefore show the facility as a compact refreshment station integrated into the guest room, rather than as a full kitchen with extensive cooking equipment. The images included in the earlier statement should not be relied upon where they conflict with this revised definition.

The presence of a limited refreshment facility does not, by itself, create a dwelling. The proper classification is determined by the overall character and operation of the premises: temporary guest occupation, common management, central booking, housekeeping and the absence of independent residential occupation.

7. Amount, Layout and Accessible Guest Rooms

The proposal provides 44 guest rooms. Room sizes and shapes respond to the existing structural grid, roof forms, window positions and the need to retain and rationalise the existing building fabric. The internal layout has been designed to reduce wasted circulation, align rooms with natural light and provide a practical, buildable arrangement.

Two accessible guest rooms are now included on the ground floor. These rooms are positioned on the principal guest circulation route and are intended to provide:

- Step-free access from the principal accessible entrance and reception/check-in route.
- Door widths, circulation space and furniture layouts capable of accommodating wheelchair users.
- Accessible en-suite shower rooms with appropriate transfer, manoeuvring and assistance space.
- Accessible controls, sockets, switches and emergency assistance provisions at the technical design stage.
- A standard of finish and amenity equivalent to the other guest rooms.

The detailed layouts will be developed with Building Control against Approved Document M Volume 2 and other relevant inclusive-design guidance. Any further adjustment necessary to the number or detailed arrangement of accessible rooms can be incorporated during the Building Regulations stage without changing the principle of the planning proposal.

Accessible-room note. Two accessible guest rooms are shown at planning stage. The final technical compliance review should confirm the overall accessible-bedroom provision and detailed layouts before construction.

8. Operational Management and Self Check-In

The guest accommodation will operate through a managed self check-in model supported by remote and/or on-site management. Guests will book in advance and receive secure access information before arrival. Entry to the building and individual rooms will be controlled through key code, smart lock, electronic card or an equivalent managed system.

The operating model will include:

- Pre-booked temporary guest stays.
- Guest identification and booking records.
- Digital confirmation and check-in instructions.
- Secure controlled access to the premises and individual guest rooms.
- A reception/check-in support point and management contact details.
- Clear guest rules, including controls on noise, visitors and conduct.

- Regular housekeeping, cleaning and linen changes.
- Managed maintenance, laundry, refuse and servicing arrangements.
- CCTV and security monitoring where appropriate and lawful.
- Emergency information and an out-of-hours contact available to guests.

Self check-in is an operational method rather than a separate land use. It is widely used in hotels, aparthotels and guest accommodation and does not reduce the degree of management or convert the premises into unmanaged residential accommodation.

The shared guest lounge/reception-support space is ancillary to the accommodation. It may contain seating, tables or desks for temporary guest use, but it will not be marketed or operated as a separate co-working business, office centre or independent Class E workspace.

9. Design, Appearance and External Alterations

The design approach is to retain the positive form and townscape presence of the existing building while removing visually poor additions and creating a cleaner, more coherent set of elevations.

The Ocean Road frontage will retain an active commercial character at street level. New glazing and a simplified shopfront arrangement will increase visual activity, while render and coordinated detailing will refresh the facade. The guest entrance will be clearly legible without competing with the retained commercial frontage.

The redundant glazed side stair/enclosure will be removed. This will simplify the corner form and enable a more considered side elevation using new glazing and aluminium panels in the locations shown on the drawings.

The rear elevation will be rationalised to address blocked windows, inconsistent openings, exposed services and visual clutter. Proposed windows and dormers will create a stronger rhythm and improve natural light to the guest rooms. Selected rear-facing windows will incorporate vertical screening/louvres to restrict direct views towards the limited private garden area associated with No. 7 Anderson Street.

The screening is designed as an integral architectural element rather than an afterthought. It will be coordinated with the dark aluminium panel zones and window arrangement to improve both privacy and the overall appearance of the rear elevation.



Illustrative proposed external appearance. Final materials and detailing are shown on, or should be read with, the submitted elevations.

10. Access, Inclusive Design and Movement

The development uses the existing principal access and internal circulation, with alterations and technical upgrades where required. The proposed plans show a clear guest arrival point, reception/self check-in space, stairs, lift provision and circulation routes serving the upper floors.

The inclusive-design strategy includes a step-free route to the two ground-floor accessible guest rooms and their en-suite shower rooms. The detailed design will address thresholds, door widths, opening forces, turning spaces, accessible ironmongery, visual contrast, signage, controls and emergency assistance.

Building Regulations matters including fire safety, means of escape, compartmentation, corridor widths, lift design, accessible sanitary accommodation and acoustic separation will be coordinated through the technical design stage. These matters do not alter the planning principle of the proposed Class C1 use.

11. Parking, Transport and Sustainable Location

The site lies within an established town-centre and visitor destination, close to restaurants, shops, the Foreshore, public parking, taxi services, bus routes and South Shields transport interchange. A significant proportion of guests can therefore arrive without a private car.

The proposal differs materially from permanent residential development. It does not create 44 households with long-term car ownership expectations. Guest parking demand will be temporary, variable and capable of being managed through booking information directing visitors to public transport and nearby public parking.

The Tyneside Validation Checklist identifies transport assessment thresholds for Class C1 development above 75 bedrooms. The 44-room proposal falls below that general threshold, although all relevant access, servicing and parking matters remain addressed within the application and can be managed through the operator's booking information and operational procedures.

The development will therefore make efficient use of an accessible urban site and support linked trips to Ocean Road, the town centre and the Foreshore.

12. Servicing, Deliveries and Refuse

The proposal includes a substantial dedicated internal bin store, allowing general waste and recycling to be held securely and presented for collection in a controlled manner. Waste will be managed by the operator rather than by individual room occupants.

The operational arrangements will include scheduled transfer of bins, separation of waste streams, avoidance of permanent storage on the highway and coordination with the chosen waste contractor. A detailed Waste Management Plan can be secured by condition if required.

Servicing associated with the guest accommodation will be limited to normal activities such as housekeeping supplies, linen, cleaning, maintenance and refuse collection. Deliveries will be scheduled to minimise conflict with pedestrians and highway users.

The retained commercial unit will have managed servicing arrangements. The application does not depend upon unsafe ad hoc unloading across Ocean Road. Existing loading facilities and the surrounding service-street network can be used subject to highway restrictions and appropriate operational control.

13. Residential Amenity, Noise and Security

Ocean Road is a mixed commercial, leisure, food-and-drink and visitor environment. A managed guest accommodation use is compatible with this context and does not introduce the permanent residential intensity or concentration concerns associated with the previous student/HMO proposal.

Potential disturbance will be controlled through the single management structure, secure access, guest rules, monitoring, housekeeping and an out-of-hours management contact. The proposal does not include a bar, nightclub, music venue or late-night entertainment use.

The separate Acoustic Assessment requested by the Council will examine the prevailing noise environment and the suitability of the building for guest accommodation. It will identify any facade, glazing, ventilation, plant-noise or internal acoustic measures necessary to protect guests and neighbouring occupiers. Recommendations will be incorporated into the technical design.

Privacy is addressed by the design of the rear elevation. The majority of rear windows face a car park/service environment or adjoining flank wall. Where a limited relationship exists with No. 7 Anderson Street, selected windows are screened by fixed vertical louvres/slats, with obscure glazing or restricted opening available as additional measures where justified.

Security will be addressed through controlled entry, appropriate lighting, CCTV where appropriate, clear sightlines and management oversight. This supports both guest safety and the amenity of the surrounding area.

14. Flood Risk and Air Quality

The Council has requested a Flood Risk Assessment because the change from commercial use to guest accommodation introduces a more vulnerable overnight use and the site may be affected by sources of flooding. A separate specialist FRA will assess flood risk from all relevant sources, safe access/egress, resilience and any necessary mitigation. The development reuses an existing building and does not materially increase the footprint or impermeable area.

The Council has also requested an Air Quality Assessment. A separate specialist report will assess baseline conditions, the exposure of future guests, construction effects and any operational traffic or ventilation considerations. The proposal does not include substantial new combustion plant, large parking provision or an industrial emission source.

The recommendations of the Flood Risk, Air Quality and Acoustic Assessments will be incorporated into the final technical design and operational arrangements. The submission of those reports as separate documents avoids duplicating technical evidence within this statement.

15. Planning Policy Context

15.1 Development plan and material considerations

Planning applications must be determined in accordance with the statutory development plan unless material considerations indicate otherwise. The current adopted South Tyneside development plan includes the Core Strategy, the South Shields Town Centre and Waterfront Area Action Plan, the Development Management Policies document and the Site-Specific Allocations document, together with other relevant adopted documents.

The South Tyneside Local Plan 2023-2040 remains an emerging plan at examination/main-modifications stage at the date of this revision. Its policies may be given weight according to their stage of preparation, consistency with national policy and the extent of unresolved objections, but they do not yet replace the adopted development plan.

The current National Planning Policy Framework was published in December 2024 and amended in February 2025. Relevant themes include sustainable economic growth, town-centre vitality, efficient reuse of land and buildings, high-quality design, accessible and safe places, sustainable transport, flood risk and protection from pollution and noise.

15.2 Visitor accommodation and the local economy

The adopted South Shields Town Centre and Waterfront Area Action Plan identifies tourism and visitor accommodation as important to South Shields and supports the provision of a range of tourist and visitor accommodation in appropriate town-centre, riverside and foreshore locations. The proposal is located directly on the established Ocean Road visitor corridor and is therefore well placed to support this objective.

The development would increase overnight accommodation, support restaurants and local businesses, reactivate upper-floor space and improve the appearance of a prominent building. These benefits are consistent with the Council's wider objective of expanding the tourism offer and increasing overnight stays.

15.3 Design and amenity

Development Management Policy DM1 requires development to respond appropriately to its surroundings, protect amenity and address access, parking, servicing, pollution and other relevant impacts. The proposal responds by retaining the established building form, improving the elevations, integrating privacy screening, managing servicing and commissioning the requested environmental assessments.

The emerging Local Plan also supports a strong visitor economy, diversification of South Shields town centre, reuse of vacant or underused floorspace and high-quality design. Although the emerging policies are not yet adopted, the proposal is consistent with their direction of travel.

15.4 Compliance summary

- The principle of Class C1 guest accommodation is appropriate in this visitor-focused location.
- The proposal reuses a substantial existing building and retains an active commercial element.
- The revised documents clearly distinguish the proposal from C3 dwellings and HMOs.
- The external works improve the street scene and rear elevation.
- Amenity impacts are addressed through management, screening and specialist acoustic advice.
- The site is accessible by walking, public transport, taxi and nearby public parking.
- Flood risk, air quality and acoustic matters will be supported by the requested specialist reports.

16. Response to Previous Refusal Reasons

A previous application at the site was refused for reasons relating to parking pressure, the cumulative impact of student/HMO accommodation, overlooking, refuse arrangements and servicing of the retained retail unit. The present proposal is materially different in use, operation and design.

16.1 Parking and highway impact

The proposal is for temporary guest accommodation rather than permanent residential units. It will not generate the same long-term household parking demand as flats or student studios. The location provides realistic alternatives to the private car and the operator can direct guests to public transport and nearby public parking before arrival.

16.2 HMO/student concentration and anti-social behaviour

The proposal is not an HMO, student scheme or collection of permanent dwellings. It will operate as a single C1 premises with bookings, secure access, guest rules, housekeeping and management oversight. It therefore does not add to the concentration of HMOs or student residential accommodation identified in the earlier refusal.

16.3 Overlooking

The rear relationship has been reassessed. Much of the rear elevation faces service space, parking or the flank wall of an adjoining building. The limited relationship with No. 7 Anderson Street is addressed by fixed vertical screening to selected windows, with further glazing/opening controls available if required. This is a physical, design-led mitigation measure rather than reliance on guest behaviour.

16.4 Refuse

A dedicated internal bin store is provided and waste will be managed by the operator. Bins will be presented for collection in a controlled way under a waste management procedure, avoiding unmanaged storage in public areas.

16.5 Servicing of the commercial unit

The retained Class E unit will have managed delivery arrangements using the existing town-centre servicing context and lawful loading facilities. Deliveries can be timed and controlled to avoid pedestrian and highway conflict. A servicing management plan can be secured if required.

The earlier refusal reasons should therefore not be carried forward without recognising the substantial change from residential/student development to a managed visitor accommodation use and the targeted design changes now proposed.

17. Planning Balance

The proposal delivers significant economic, townscape and sustainability benefits. It would bring a closed and underused commercial building back into active use, create additional overnight accommodation, support Ocean Road businesses and contribute to the wider South Shields visitor economy.

The development makes efficient use of existing building fabric in a highly accessible location. It retains commercial activity at street level and avoids the environmental cost and land take associated with constructing equivalent accommodation on an undeveloped site.

The external works would improve a prominent corner building, remove redundant structures, rationalise the rear elevation and create a clearer architectural composition. The privacy-screening strategy directly responds to the most sensitive neighbouring relationship.

The revised use clarification removes the principal validation ambiguity. The rooms are guest rooms within a single Class C1 premises, not independent flats. Limited refreshment facilities are ancillary and controlled, and the shared spaces are guest facilities rather than separate residential or office uses.

Any residual technical matters relating to flood risk, air quality, acoustics, accessibility, fire safety, waste and servicing can be resolved through the specialist reports, detailed design and proportionate planning conditions. These matters do not outweigh the clear benefits or undermine the principle of the development.

18. Conclusion

The proposal represents an appropriate and well-considered conversion of 58-66 Ocean Road to mixed Class E commercial and Class C1 guest accommodation. The use is suited to Ocean Road's established tourism, leisure and commercial role and would increase overnight visitor capacity close to the town centre and Foreshore.

The revised application documents now provide a clear and consistent description of the operation. All accommodation is identified as guest rooms; the former studio and co-working terminology has been removed; the guest refreshment/self-preparation areas are expressly ancillary and limited; and two accessible guest rooms are shown at ground-floor level.

The scheme would reactivate an underused building, retain an active commercial frontage, improve the external appearance and address privacy through integrated screening. It is materially different from the previous residential/student proposal and should be assessed as a professionally managed visitor accommodation use.

Subject to the submission of the requested Flood Risk, Air Quality and Acoustic Assessments, the application is considered capable of validation and acceptable in principle. Planning permission should therefore be granted, subject to any necessary and proportionate conditions.

Appendix A - Validation Response Schedule

Council validation matter	Response	Revised document / action	Status
Flood Risk Assessment required	A specialist FRA will assess all relevant flood sources, safe access/egress, resilience and mitigation.	Separate Flood Risk Assessment.	To be submitted with Version 2.
Air Quality Assessment required	A specialist assessment will consider baseline air quality, guest exposure, construction effects and mitigation.	Separate Air Quality Assessment.	To be submitted with Version 2.
Acoustic Assessment required	A qualified acoustician will assess the prevailing environment, facade performance, ventilation and any plant/internal noise controls.	Separate Acoustic Assessment.	To be submitted with Version 2.
Clarify C1 use; plans/DAS showed studios, kitchens and co-working	The proposal is definitively a single Class C1 guest accommodation operation. All rooms are renamed Guest Rooms; co-working terminology is removed; refreshment areas are limited and ancillary; two accessible ground-floor guest rooms are included.	Revised plans, revised statement and revised internal visuals where submitted.	Addressed in this Revision A and revised drawings.

Appendix B - Suggested Occupancy and Management Condition

The following wording is offered as a basis for discussion should the Local Planning Authority consider a condition necessary to secure the Class C1 character of the use:

Suggested condition. The guest accommodation hereby approved shall be operated as a single Class C1 guest accommodation premises and shall not be occupied as the sole or main residence of any person. The operator shall maintain an up-to-date register recording the name and usual home address of each guest and the dates of arrival and departure. The register shall be retained for a minimum of 12 months and made available to the Local Planning Authority on reasonable request. No guest room shall be sold, leased or otherwise disposed of separately from the remainder of the guest accommodation premises.

Reason: To define and retain the approved Class C1 use, prevent the creation of independent residential units and safeguard the amenity and planning objectives of the area.

A separate management-plan condition could also require details of self check-in, emergency contacts, guest conduct, refuse, servicing and complaint handling to be approved before first occupation.

References

1. Town and Country Planning (Use Classes) Order 1987 (as amended), Schedule Part C, Class C1.
2. National Planning Policy Framework, December 2024, as amended February 2025.
3. Approved Document M, Volume 2: Access to and use of buildings other than dwellings, 2015 edition incorporating 2020 and 2024 amendments.
4. Tyneside Validation Checklist 2024 for Gateshead, Newcastle upon Tyne, North Tyneside and South Tyneside.
5. South Tyneside Core Strategy Development Plan Document (2007).
6. South Shields Town Centre and Waterfront Area Action Plan (2008), including tourist and visitor accommodation policies.
7. South Tyneside Development Management Policies (2011), including Policy DM1.
8. South Tyneside Site-Specific Allocations Development Plan Document (2012).
9. South Tyneside Local Plan 2023-2040, emerging plan at examination/main-modifications stage at the date of this statement.
10. Submitted and revised drawing package prepared by True North Designs for 58-66 Ocean Road.